136.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,636,300 / 1,636,300
					USE VALUE:	1,636,300 / 1,636,300
					ASSESSED:	1,636,300 / 1,636,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURDEN DOUGLAS W/ELIZA
Owner 2:	
Owner 3:	
Street 1:	44 BRANTWOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOLMES MARION /PETER -
Owner 2:	-
Street 1:	44 BRANTWOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 13,532 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1907, having primarily Wood Shingle Exterior and 3241 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13532.000	892,200	700	743,400	1,636,300
Total Card	0.311	892,200	700	743,400	1,636,300
Total Parcel	0.311	892,200	700	743,400	1,636,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 504.84 | /Parcel: 504.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	890,800	700	13,532.	743,400	1,634,900	1,634,900	Year End Roll	12/18/2019
2019	101	FV	663,400	700	13,532.	784,700	1,448,800	1,448,800	Year End Roll	1/3/2019
2018	101	FV	663,400	0	13,532.	578,200	1,241,600	1,241,600	Year End Roll	12/20/2017
2017	101	FV	663,400	0	13,532.	553,400	1,216,800	1,216,800	Year End Roll	1/3/2017
2016	101	FV	663,400	0	13,532.	512,100	1,175,500	1,175,500	Year End	1/4/2016
2015	101	FV	616,600	0	13,532.	429,500	1,046,100	1,046,100	Year End Roll	12/11/2014
2014	101	FV	616,600	0	13,532.	419,600	1,036,200	1,036,200	Year End Roll	12/16/2013
2013	101	FV	616,600	0	13,532.	399,800	1,016,400	1,016,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLMES MARION /	47485-155		5/22/2006		910,000	No	No		
HOLMES MARION B	31069-273		1/20/2000	Family	1	No	No		
HOLMES PETER	27470-57		7/10/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2009	50	Manual	7,000					
1/29/2008	93	Renovate	183,400	C		G9	GR FY09	kitchen /half bath
8/8/2006	662	Re-Roof	9,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	355	PATRIOT
8/12/2006	MLS	HC	Helen Chinal
11/3/2000	Hearing Chag	189	PATRIOT
12/18/1999	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	266	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13532		Sq. Ft.	Site		0	90.	0.61	10									743,370						743,400	

Total AC/HA: 0.31065 | Total SF/SM: 13532 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 743,370 | Spl Credit | Total: 743,400

USER ACCT

87140

GIS Ref

GIS Ref

Insp Date

08/29/17

!10535!

PRINT

Date	Time
12/11/20	00:49:49

LAST REV

Date	Time
01/18/18	14:31:22

apro

PAT ACCT. 10535

USER DEFINED

Prior Id # 1:	87140
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.97394907
Const Adj.:	1.11633384
Adj $ / SQ:	141.343
Other Features:	124136
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	935202
Depreciation:	43019
Depreciated Total:	892183

COMMENTS

1 FRPL NON-FUNC DORMERS IN REAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

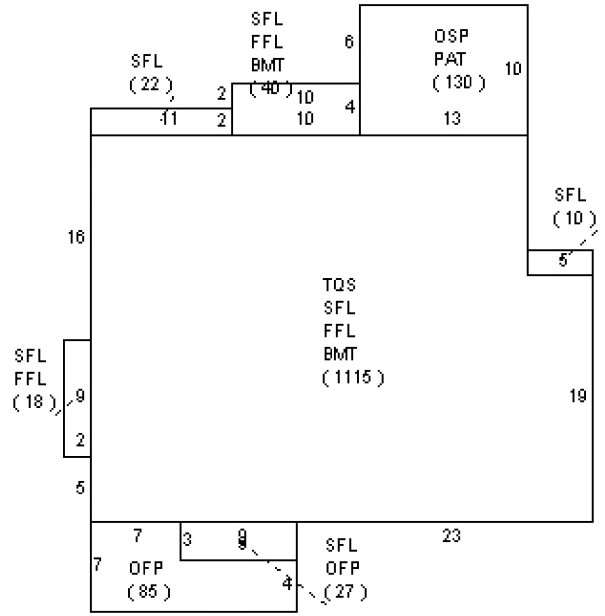
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	206.36
Special Features:	0	Val/Su Net:	187.12
Final Total:	892200	Val/Su SzAd	275.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,232	141.340	174,134
FFL	First Floor	1,173	141.340	165,795
BMT	Basement	1,155	42.400	48,975
TQS	3/4 Story	836	141.340	118,198
OSP	Screen Porch	130	35.850	4,660
PAT	Patio	130	5.730	745
OFP	Open Porch	112	34.870	3,905
	Net Sketched Area:	4,768	Total:	516,412
Size Ad	3241.25	Gross Are	5047	FinArea 3241

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X16	A	AV	2000	4.20	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700